

AGENDA

MEETING OF THE MAYOR AND ALDERMEN

APRIL 28, 2016

1. Approval of the summary/final minutes for the City Manager's briefing of April 14, 2016.
2. Approval of the summary/final minutes for the City Council meeting of April 14, 2016.
- 2.1. An appearance by Beth Aldrich, Executive Director of Girls on the Run Coastal Georgia, to announce the beginning of the spring season and date of the 5K Celebration Run.
- 2.2. An appearance by Dawn Baker to announce "Movement In The Park" which funds the Dawning Of A Miracle Workshop and Leadership Academy.
3. An appearance by representatives from Leopold's Ice Cream and Live Oak Public Libraries for a reading of the winning poems and presentation of awards for the 5th Annual Leopold's Creative Writing Challenge.

ALCOHOLIC BEVERAGE LICENSE HEARINGS

4. Dharmendra S. Patel for Savannah's World of Beverage, Inc. t/a World of Beverages, requesting liquor, beer and wine (package) license at 1900 Benton Boulevard, which is located between Jimmy DeLoach Parkway and Saint Augustine Creek Road in District 1. The applicant plans to operate a package store. (New location, ownership) Recommend approval.
5. Kari D. Wilcox for VN 2015, LLC t/a Montgomery Market, requesting to transfer beer and wine (package) license from Nanyabenc Patel at 4305 Montgomery Street, which is located between West 59th Street and West 60th Street in District 5. The applicant plans to continue to operate as a convenience store. (New ownership/management/existing business) Recommend approval.

6. Mukesh D. Patel, for Jay Meladi One, Inc. t/a Discount Corner, requesting to transfer beer and wine (package) license from Kailashben Patel at 1 East DeRenne Avenue, which is located between Bull Street and Abercorn Street in District 4. The applicant plans to continue to operate as a convenience store. (New ownership/management/existing business) Recommend approval.
7. John Hall for Pizza Hut of America, LLC t/a Pizza Hut, requesting beer (drink) license with Sunday sales at 11510 Abercorn Street, which is located between Largo Drive and Mercy Boulevard in District 6. The applicant plans to operate a restaurant. (New management/existing location) Recommend approval.

ZONING HEARINGS

8. Kevin Klinkenberg, Petitioner (File No. 16-000117-ZA) is requesting a text amendment to allow a Short-term Vacation Rental use in the Mid-City Traditional Neighborhood-2 (TN-2) district with restrictions.

A short-term vacation rental or STVR is defined as “An accommodation for transient guests where, in exchange for compensation, a residential dwelling is rented for lodging for a period of time not to exceed 30 consecutive days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all housing types and shall not include group living or lodging uses.” An STVR is the rental of an entire dwelling as opposed to the rental of one of more bedrooms, which is a separate use known as a Bed and Breakfast Inn in the Mid-City District. No changes are proposed to the Bed and Breakfast Inn use with this amendment.

The petitioner proposes that the STVR be limited to accessory dwelling units (e.g., a carriage house) and permitted only when the principal residence/dwelling is owner-occupied. The STVR is proposed to be a “by-right” use which means that Zoning Board of Appeals approval would not be required.

The Planning Commission recommends approval of the request to amend Sec. 8-3214(2)(a), Traditional Neighborhood-2 (TN-2) zoning district to allow short-term vacation rentals as a by-right use and Sec.8-3217(5) Short-term Vacation Rental with one additional use condition (c) as follows:

- (a) The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.

- (b) There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term vacation rental.
- (c) In the TN-2 district, such use is permitted only within an accessory dwelling and only when the principal residence is owner-occupied.

Per City Council action on March 31, 2016, the hearing will be continued to June 9, 2016.

- 8.1. Nine Line Incorporated, Petitioner (MPC File No. 16-001497-ZA) is requesting approval of a rezoning map amendment in order to rezone property at 400 Fort Argyle Road from the existing RA-CO (Residential Agriculture - Annexed) zoning classification to the B-G (General Business) and I-L (Light Industrial) zoning classification. The subject property is 380.5 acres in size and is undeveloped.

The petitioner is seeking the rezoning in conjunction with proposed plans to relocate and expand an existing apparel business. In review of the requested map amendment, the Planning Commission found that several of the uses allowed under the proposed B-G zoning are incompatible with the surrounding character and if adopted would abut Fort Argyle Road. Based on this finding, the recommended alternative is that the portion of the property that abuts Fort Argyle Road be rezoned to the BG-2 (General – Business – Transition) classification, which is a less intense commercial district, and that the remainder of the property be rezoned to I-L (Light Industrial) as requested. Recommend approval.

ORDINANCES

Second Readings

9. An Ordinance to Amend Part 4, Public Services, Chapter 1, Streets and Sidewalks, Article B, Sidewalks, of the Code of Ordinances of the City of Savannah, to Delete Certain Portions Concerning Sidewalk Inspections; to Provide for Effective Dates, to Repeal All Ordinances in Conflict, and for Other Purposes. The existing ordinance, which was passed in 1977, is outdated, and creates an inconsistency with existing state law, which generally limits municipal liability for sidewalk defects.

RESOLUTIONS

10. Resolution Authorizing the Use of Eminent Domain, if Necessary, to Complete Acquisition of Easements to Facilitate the Coffee Bluff Sidewalk Project. The City of Savannah is planning to install new sidewalks along Coffee Bluff Road from Coffee Pointe Drive southbound to East Back Street near the Coffee Bluff Marina. The sidewalks will improve pedestrian access and safety in the area.

Most of the sidewalks are planned to be installed along existing City Right of Way. However, the City will need to cross ten parcels of private property along the approximate 1.25-mile route. Those ten parcels are owned by eight different property owners. To date, five owners have accepted the City's offer of appraised value, and Georgia Power is donating an easement across its property (a large electrical sub-station). However, one of the property owners is an estate with multiple heirs, one property owner has not yet responded to multiple attempts to contact him, and one property owner has rejected the City's offer. Staff and legal counsel will continue to work with these property owners and seek to finalize a deal, but if a deal cannot be negotiated in a reasonable time frame then the use of eminent domain to acquire requisite easements is requested.

11. Grant of Vacant City-Owned Lot to Land Bank Authority. The Chatham County/City of Savannah Land Bank Authority (Land Bank) is a special purpose government agency registered with the Georgia Department of Community Affairs. The Land Bank's primary focus is to acquire tax-delinquent properties and return them to a revenue generating state. Goals of Land Bank programs are to stimulate redevelopment of vacant lots with affordable in-fill housing within distressed urban areas, reduce blight, and to cure title issues associated with distressed properties.

The Land Bank owns a land-locked vacant parcel in the 1700 block of Florance Street. The City owns an adjoining vacant parcel located at 1708 Florance Street. The City lot is only 37 feet wide and 47 feet deep and is not large enough to support the construction of a new house. The Land Bank has agreed to market and sell the two lots together to make them more marketable and help resolve recurring property maintenance, littering, and loitering problems.

The City has a \$4,052.94 investment in the property, and this investment in the property is expected to be recovered following the sale of the property.

Recommend approval of a grant of a quit claim deed of a vacant lot located at 1708 Florance Street to the Land Bank based on a Memorandum of Understanding (MOU) with the Land Bank, and authorization for the City Manager to execute a quit claim deed and MOU to facilitate this transaction. (An aerial map is attached.) Recommend approval.

12. Resolution to authorize an agreement with Downtown Savannah Authority (“DSA”) and Richard C. Kessler (“Kessler”), providing for an intergovernmental agreement between the City and DSA for issuance of a series of bonds to finance construction by the DSA of a parking garage facility in connection with the development of a hotel facility to be situated between West River Street and the Savannah Riverwalk, and to authorize an agreement with a Kessler affiliate for the management of the parking garage, and to declare the sole source for the construction of the parking garage. Richard Kessler has requested that the Downtown Savannah Authority issue a series of bonds which will finance the construction of a public parking garage to contain approximately 488 spaces on West River Street, adjacent to the Plant Riverside hotel project. Subject to Council’s approval, DSA will issue approximately \$33 million in bonds pursuant to an intergovernmental contract with the City. DSA will then enter into a Parking Garage Management Agreement with a Kessler-affiliated company (the “Manager”), under which the Manager will construct the garage for a fixed price, and then operate the garage, retaining all income, and paying all expenses including debt service on the bonds, operating costs and maintenance costs, fund a capital reserve for capital expenditures required for the parking garage, and pay the City a fee of \$100,000 per year. Completion of the construction at the agreed-upon fixed price, and all payments for the first four years will be personally guaranteed by Richard Kessler. DSA will lease approximately 251 of the spaces in the garage to Kessler-affiliated hotel. The garage will enable the construction of an approximately \$250 million hotel project, the completion of the Savannah Riverwalk, and the creation of over 700 new jobs with an average salary of over \$32,000 per year. In addition to facilitating the investment and job creation, the garage will provide additional parking for public use in the River Street area. (A resolution is attached). Recommend approval.

MISCELLANEOUS

13. Appointments to Boards, Commissions and Authorities.

BIDS, CONTRACTS AND AGREEMENTS

14. Acquisition of 1.5 Acres from the LaVida Country Club for Community Center Project. The City has negotiated a deal to acquire two parcels from the LaVida Country Club. The parcels will be assembled with an adjacent 0.5 acre parcel that the City already has under contract to establish a redevelopment site containing nearly 2 acres. The Country Club parcel is identified as PIN 2-0759 -02-031A and is depicted on the attached map.

Acquisition of the parcel will result in severance damages to the remaining country club parcel. Specifically, the breezeway and privacy wall that connect the country club building to the gym building will be impacted after the City acquires the parcel and demolishes these structures. As a result, the Country Club will need to construct a new entry point into the affected side of its remaining building. A lobby/foyer and associated roof, electrical, and structural modifications will be constructed, as well as new sidewalk and landscaping. Seller has retained a general contractor and provided an estimate of \$62,500.00 for the repairs.

Under terms of the negotiated deal, the City would deposit \$62,500.00 with the escrow agent to cure the severance damages. The Country Club would make the necessary repairs to their property and submit actual invoices to the escrow agent for reimbursement. Invoices would be reviewed by the City's Building and Electrical Department to ensure they are reasonable and are only associated with requisite repairs (and are not associated with other types of repairs). Approved actual expenses would thus be reimbursed. If any funds remain after the work is completed, the funds would be returned to the City.

The total consideration would thus consist of an acquisition price of \$134,000.00 and up to \$62,500.00 in costs to cure severance damages.

Recommend approval to acquire two parcels (PIN 2-0759 -02-031A) at consideration \$134,000 plus severance damages, and authorization for the City Manager to execute associated contracts and closing documents. (An aerial photo and map are attached.) Recommend approval.

15. Lease of Space at City Market for SCMPD Mini-Precinct. The City leases space located at 219 W. Bryan Street from City Market Partners Limited Partnership (Property Owner) for use by the Savannah Chatham Metropolitan Police Department (SCMPD) as a mini-precinct. The City and the property owner have negotiated an extension that provides for a new five (5) year term for the mini-precinct. There is no rent cost for use of this space, though either party may terminate the lease upon a 60-day notice. The SCMPD is seeking to continue its presence at the location and vicinity.

Approval of a lease at City Market for five years at no rental cost, and authorization for the City Manager to execute the lease agreement for the SCMPD mini-precinct located at 219 W. Bryan Street. Recommend approval.

16. Coastal Workforce Services Career Services Center Lease. Coastal Workforce Services (CWS) is seeking the approval of a five-year lease for 7216 Skidaway Road Savannah, GA 31406. In the spring of 2015, the Coastal Workforce Development Board (CWDB) approved a plan to re-locate services at sites throughout the 10-county region. A comprehensive one-stop is needed in the City of Savannah to adequately serve the almost 8,300 employers and over 7,300 individuals currently unemployed. The center may also be utilized by individuals driving from Bryan County. The CWDB Executive Committee voted and approved to sign and execute the lease on January 21, 2016. The lease was reviewed by Real Property Services and the City Attorney's Office.

The location will provide Adult, Dislocated Worker and Youth Services to Chatham and Bryan Counties. The space also includes offices for Workforce Innovation and Opportunity Act required partners and community organizations. The location is approximately 13,225 square feet and the rent will be \$16,530.00 per month. The cost per square foot is \$15.00. The price is slightly below the average cost per square foot for retail space in the area and does include build out costs.

It is the role of the City of Savannah, as the fiscal agent, to authorize the CWDB to execute these types of contract agreements. CWS is seeking authorization to enter into a five-year lease for 7216 Skidaway Road Savannah, GA 31406. Recommend approval.

17. PY2015 and FY2016 Workforce Innovation and Opportunity Act (WIOA) Strategic Grant Initiative Awards. Coastal Workforce Development Board request approval to accept the WIOA Strategic Grant Initiatives' initial allocations, PY2015 and FY2016 and authorization for the City Manager to enter into grant administration agreements with the Georgia Department of Economic Development—Workforce Division (GDEcD-WFD) and sub-recipients.

The GDEcD-WFD has awarded an initial allocation of WIOA PY2015 Strategic Out-of-School Urban Youth Grant earmarked for capacity-building, totaling \$44,000.00 to Region 12/Area 20 for Bulloch, Glynn and Liberty Counties' WIOA Youth Service Providers.

The grant will be used to fund classroom technology, academic assessments software, supplies, etc. for the youth ages 16-24 who have left the traditional school system and are interested in completing requirements for a high school diploma or attaining a GED. The period of availability for this grant is April 1, 2016 through March 31, 2017.

The GDEcD-WFD awarded an initial allocation of WIOA FY2016 Strategic Ex-Offender/Offender Grant earmarked for capacity-building, totaling \$18,700.00 to Region 12/Area 20 for Liberty County and the City of Hinesville (pass-through agency).

The grant will be used to fund staff, career assessment software, office furniture, supplies, etc. for the re-entry program and population returning to the community. These funds will expand capacity for the Local Workforce Development Board to assist Ex-Offenders/Offenders returning to Liberty County with employment and training barriers. Recommend approval.

18. Coastal Workforce Services and Coastal Workforce Development Board — Contract Modification No. 1 for Region 12 Workforce Innovation and Opportunities Act (WIOA) Youth Service Providers/Contractors: Contract Nos. 15-0167, 15-0167-02 and 0167-03-Paxen Learning Services, LLC & 15-0869-Savannah Impact Program for the PY2015 Summer Work Experience (SWEX) Program. Authorization to enter into agreement with sub-recipients and grant administration was approved by Council on November 12, 2015. The City has accepted a grant award from the Georgia Department of Economic Development—Workforce Division (GDEcD—WFD) to provide WIOA Youth Program grant funding from April 1, 2015 through June 30, 2017. As approved by Coastal Workforce Development Board (CWDB) on April 15, 2016, these funds will be used to administer the WIOA Summer Work Experience Program for the ten-county region: Bryan, Bulloch, Camden, Chatham, Effingham, Glynn, Liberty, Long, McIntosh and Screven Counties, totaling \$400,000.00.

Youth Service Provider	Counties to be Served	Original Contract Amount	Amount Awarded for SWEX Modification 1	Total Amount of Contract
Paxen Learning Services, LLC	Bryan, Liberty and Long	\$120,000	\$ 53,333	\$173,333
Paxen Learning Services, LLC	Bulloch, Effingham and Screven	\$170,000	\$113,333	\$283,333
Paxen Learning Services, LLC	Camden, Glynn and McIntosh	\$269,297	\$100,001	\$369,298
Savannah Impact Program	Chatham	\$386,481	\$133,333	\$519,814
		\$945,778	\$400,000	\$1,345,778

Recommend approval.

19. Coastal Workforce Services and Coastal Workforce Development Board — Contract Modification No. 2 for Region 12 Workforce Innovation and Opportunities Act (WIOA) Youth Service Providers/Contractors: Contract Nos. 15-0167-02 and 0167-03-Paxen Learning Services, LLC for additional grant funds to operate the PY2015 WIOA Year Round Program. Authorization to enter into agreement with sub-recipients and grant administration was approved by Council on November 12, 2015. The City has accepted a grant award from the Georgia Department of Economic Development — Workforce Division (GDEcD — WFD) to provide WIOA Youth Program grant funding from April 1, 2015 through June 30, 2017. As approved by Coastal Workforce Development Board (CWDB) on April 15, 2016, these additional grant funds will be used to administer the PY2015 WIOA Year Round Program to include: work experience, occupational skills training, alternative secondary school services, tutoring and supportive services in the following counties: Bryan, Bulloch, Effingham, Liberty, Long, and Screven, totaling \$25,059.96.

Youth Service Provider	Counties to be Served	Original Contract Amount	Amount Awarded for SWEX Modification 1	Amount Awarded for Year Round Modification 2	Total Amount of Contract
Paxen Learning Services, LLC	Bryan, Liberty and Long	\$120,000	\$ 53,333	\$19,619.01	\$192,952.01
	Bulloch, Effingham and Screven	\$170,000	\$113,333	\$5,440.95	\$288,773.95
		\$290,000	\$166,666	\$25,059.96	\$481,725.96

Recommend approval.

20. Tools – Annual Contract – Event No. 3973. Recommend approval to award an annual contract for hand tools to Millworks & Supply, Inc. in the amount of \$43,887.54. The hand tools are stocked at the Central Warehouse and are distributed for use to various City departments.

This bid was advertised, opened and reviewed. Delivery: As Needed. Terms: Net 30 Days. The bidders were:

L.B. Millworks & Supply, Inc. (Chatham County, GA) ^(D)	\$43,887.54*
Fastenal ^(D)	\$ 2,420.00*
Snap-on-Tools ^(D)	\$15,650.50*
Ferguson Waterworks ^(D)	\$21,563.00
MSC Industrial Supply Co. ^(D)	\$45,442.02
Hagemeyer ^(D)	\$47,328.90
Richmond Supply Co. ^(D)	\$49,406.60

Funds are available in the 2016 Internal Service Fund/No Department/Inventory-Central Stores (Account No. 611-0000-11330). A Pre-Bid Conference was conducted and two vendors attended. (*)Indicates partial bid. (D)Indicates non-local, non-minority owned business. Recommend approval.

21. Street Sweeper Brooms – Annual Contract – Event No. 3990. Recommend approval to award an annual contract for street sweeper brooms to Keystone Plastics, Inc. in the amount of \$136,887.20. The brooms are used by the Street Cleaning Department to replace brooms that have reached the end of their useful lives for the Elgin Pelican and FMC street sweepers.

This bid was advertised, opened, and reviewed. Delivery: As Needed. Terms: Net 30 Days. The bidders were:

L.B.	Keystone Plastics, Inc. (South Plainfield, NJ) (D)	\$136,887.20
	Old Dominion Brush Company (D)	\$154,253.20
	Environmental Products of Florida (D)	\$161,944.12

Funds are available in the 2016 Budget, Sanitation Fund/Street Cleaning/Operating Supplies & Materials (Account No. 511-7104-51320). A pre-bid conference was conducted and one vendor attended. (D)Indicates non-local, non-minority owned business. Recommend approval.

22. Municipal Broadband Strategic Planning Services – Event No. 3997. Recommend approval to procure municipal broadband strategic planning services from Magellan Advisors in the amount of \$65,200.00. The strategic plan will evaluate the current state of broadband services available in the City of Savannah, define current and projected broadband services demand, and identify strategies likely to close any gaps identified between projected demand and current services. The plan will recommend strategies to provide connectivity and lower costs for City facilities, support public safety communications and technology, and improve the broadband environment in a way that will spur economic development, support modernization and expansion of businesses and entrepreneurs, and increase accessibility for citizens.

The recommended proposer has significant experience with developing municipal broadband plans across the country, and has a strategy focused on the development of a plan tailored to meet the City of Savannah's needs. The recommended proposer has excellent plans for outreach and community engagement that are reasonable in a community of Savannah's size.

The proposal has been advertised, opened, and reviewed. Delivery: As Needed. Terms: Net 30 Days. The proposers were:

B.P. Magellan Advisors (Denver, CO) ^(D)	\$ 65,200.00
CCG Consulting ^(D)	\$ 117,500.00
Community Broadband LLC ^(D)	\$ 125,130.00
Mid State Consultants ^(D)	\$ 125,575.00

Proposers	Qualifications and Experience (30 pts)	Meets Scope/ Requirements (30 pts)	Fees (25 pts)	Reference (10 pts)	Local Preference (5 pts)	Total 100 (pts)
Magellan Advisors	29.3	29.23	25	9.38	0	92.91
CCG Consulting	27.5	27.33	13.87	7.75	0	76.45
Community Broadband LLC	25.9	25.27	13.03	8.09	0	72.29
Mid State Consultants	24.5	25.33	12.98	8.16	0	70.97

Funds are available in the 2016 Budget, Capital Improvements Fund/Capital Improvement Projects/Wireless Fiber Infrastructure (Account No. 311-9207-52482-OP0146). ^(D)Indicates non-local, non-minority owned business. Recommend approval.

23. Data Leased Lines – Annual Contract Renewal – Event No. 4182. Recommend renewing an annual contract for data circuit leased lines from AT&T in the estimated amount of \$46,506.00. Information Technology Department will use the contract to provide voice and data communications using AT&T switched Ethernet data circuits. The data circuits are used to provide connectivity to larger City facilities that cannot be connected via fiber.

Proposals were originally received July 20, 2010 as part of a more comprehensive contract to procure voice and data leased lines to include PRI trunks, voice lines, cable/DSL modems, and data circuits. This renewal is for data circuits only and AT&T is the sole provider. The contract for the remaining services will be put out to bid later this year.

The proposal has been advertised, opened, and reviewed. Delivery: As Needed. Terms: Net 30 Days. The proposers were:

B.P. AT&T Information Systems (Garden City, GA) ^(D)	\$281,313.60*
Level 3 ^(D)	\$ 45,801.60*
DeltaCom ^(B)	\$471,463.68*
Windstream ^(B)	\$305,820.00*
Seimitsu ^(C)	\$ 81,600.00*
J&R Computer ^(B)	\$226,313.00*

*Indicates original proposal pricing.

Proposers	Qualifications and Experience (25 pts)	Technical Capabilities (25 pts)	Fees (40 pts)	Reference (10 pts)	Total (100 pts)
AT&T Information Systems	25	25	6.5	25	81.5
Level 3	7	7	40	3	57
DeltaCom	19	18	4	8	49
Windstream	19	15	6	8	48
Seimitsu	5	5	22	3	35
J&R Computer	0	5	8	0	13

Funds are available in the 2016 Budget, Various Departments/Communications (Account No. 51210). A Pre-Proposal Conference was not conducted as this is an annual contract renewal. ^(B)Indicates local, non-minority owned business. ^(C)Indicates non-local, minority-owned business. ^(D)Indicates non-local, non-minority owned business. Recommend approval.

24. Directional Boring – Annual Contract Renewal – Event No. 4195. Recommend approval to renew an annual contract for directional boring services from D&C Directional Boring, LLC in the amount of \$66,980.00. Water Conveyance and Distribution Department will use the contract for installation of underground pipes.

This is the first of three renewal options available.

Notifications were sent to all known vendors and one response was received. This bid was originally received February 17, 2015. Delivery: As Needed. Terms: Net 30 Days. The bidder was:

L.B. D & C Directional Boring, LLC (Ellabell, GA) ^(D) \$66,980.00

Funds are available in the 2016 Budget, Water and Sewer Fund/Water Distribution/Construction Supplies and Materials (Account No. 521-2503-51340). A Pre-Bid Meeting was not conducted as this is an annual contract renewal. ^(D)Indicates non-local, non-minority owned business. Recommend approval.

25. Occupational Health Services – Annual Contract Renewal – Event No. 4198. Recommend approval to renew an annual contract for occupational health services from Georgia Emergency Associates in the estimated amount of \$65,000.00. Human Resources Department will use the service to provide professional occupational health services and pre-employment drug screening services to be rendered by a physician in conjunction with his/her qualified staff for City of Savannah applicants and employees.

The method used for this procurement was the Request for Proposal. Proposals were received and evaluated on the basis of qualifications and references, evaluation of program, available resources, local participation, and fees. The annual amount is based on the total proposal pricing for the battery of tests and will include approximately 200 pre-employment physicals, 600 pre-employment drug screens, 15 disability retirement physicals, 20 fitness for duty evaluations, 40 DOT physicals, and 5 medical records reviews.

Proposals were originally received on February 17, 2015. This proposal was advertised, opened, and reviewed. Delivery: As Needed. Terms: Net 30 Days. The proposers were:

B.P. Georgia Emergency Associates (Savannah, GA) ^(B) \$1,643.88*
 Substance Abuse Testing of Savannah ^(D) \$1,653.00*
 Concentra ^(D) \$1,839.00*

*Indicates the total proposal price for the battery of tests.

Proposers	Qualifications & References (25 pts)	Evaluation of Program (25 pts)	Available Resources (20 pts)	Local Vendor (5 pts)	Fees (25 pts)	Total (100 pts)
Georgia Emergency Associates	25	23.25	18.75	5	25	97
Concentra	19.75	23.75	17	0	22.35	82.85
Substance Abuse Testing of Savannah	11.5	12	7	0	24.86	55.36

Funds are available in the 2016 Budget, General Fund/Human Resources/Medical Costs (Account No. 101-1103-51290). A Pre-Proposal Conference was not conducted as this is an annual contract renewal. ^(B)Indicates local non-minority owned business. ^(D)Indicates non-local non-minority owned business. Recommend approval.

26. Engineering Services for River Street Water & Sewer – Sole Source – Event No. 4211. Recommend approval to procure engineering services from Thomas & Hutton Engineering in the amount of \$184,000.00. The services are needed for design modifications and construction services during the construction phase of water and sewer improvements on the west end of River Street. SRD, LLC, a private developer, entered into an agreement with the City to share the design and construction of the water and sewer improvements needed to serve existing and future development along West River Street, Indian Street, and the north end of Martin Luther King Jr. Boulevard. The City is constructing all public infrastructure within the proposed rights of way.

The reason this is a sole source is because Thomas & Hutton Engineering has already provided extensive design work for both the private and public infrastructure in the West River Street area. The City will realize savings and increase coordination by taking advantage of this work to improve public infrastructure in this area.

Delivery: As Requested. Terms: Net 30 Days. The vendor is:

S.S. Thomas & Hutton Engineering (Savannah, GA) ^(B)\$184,000.00

Funds are available in the 2016 Budget, Capital Improvements Fund/Capital Improvement Projects/Other Costs/River Street Water & Sewer Improvements (Account No. 311-9207-52842-WT0233). A Pre-Proposal Conference was not conducted as this is a sole source procurement.

^(B)Indicates local, non-minority owned business. Recommend approval.

27. Water and Sewer Agreement – Waverly Phase 3B. Simcoe at Waverly, LLC has requested a water and sewer agreement for Waverly Phase 3B. The water and sewer systems have adequate capacity to serve this 34 equivalent residential unit development on Waverly Way. The agreement is consistent with policy directives given by the Mayor and Aldermen and has been reviewed and approved by the City Attorney for legal format. Recommend approval.
28. Water and Sewer Agreement – Tanner-Skidaway Properties, LLP. Tanner-Skidaway Properties LLP has requested a water and sewer agreement for Tanner-Skidaway Properties LLP. The water and sewer systems have adequate capacity to serve this .90 equivalent residential unit development on Skidaway Road. The agreement is consistent with policy directives given by the Mayor and Aldermen and has been reviewed and approved by the City Attorney for legal format. Recommend approval.

City of Savannah
Summary of Solicitations and Responses
For April 28, 2016

<u>Event Number</u>	<u>Annual Contract</u>	<u>Description</u>	<u>Local Vendor Available</u>	<u>MWBE Vendor Available</u>	<u>Total Sent</u>	<u>Sent to MWBE</u>	<u>Total Received</u>	<u>Received From MWBE</u>	<u>Estimated Award Value</u>	<u>Estimated MWBE Value</u>	<u>Low Bid Vendor Type</u>	<u>MWBE Sub</u>	<u>Vendor Type</u>	<u>Local Preference Applied</u>
3973	X	Tools	Yes	Yes	195	13	7	0	\$ 43,887.54	0	D	0	0	No
3990	X	Street Sweeper Brooms	Yes	Yes	199	23	3	0	\$136,887.20	0	D	0	0	No
3997		Municipal Broadband Strategic Plan	Yes	Yes	263	4	40	1	\$ 65,200.00	0	D	0	0	No
4182	X	Data Leased	No	No	1	0	1	0	\$ 46,506.00	0	D	0	0	No
4195	X	Directional Boring	Yes	Yes	436	60	1	0	\$ 66,980.00	0	D	0	0	No
4198	X	Occupational Health Services	Yes	Yes	88	12	3	0	\$ 65,000.00	0	B	0	0	No
4211		Engineering Services for River Street Water & Sewer	Yes	No	1	0	1	0	\$184,000.00	0	B	0	0	No

Vendor(s)*

- A. Local Minority Owned Business
- B. Local Non-Minority Owned Business
- C. Non-Local Minority Owned Business
- D. Non-Local Non-Minority Owned Business
- E. Woman Owned Business
- F. Non-Local Woman Owned Business
- G. Local Non-Profit Organization

1708 Florance Street



RESOLUTION TO AUTHORIZE AN AGREEMENT WITH DOWNTOWN SAVANNAH AUTHORITY AND RICHARD C. KESSLER PROVIDING FOR INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY AND DOWNTOWN SAVANNAH AUTHORITY FOR THE ISSUANCE OF A SERIES OF BONDS TO FINANCE THE CONSTRUCTION BY DOWNTOWN SAVANNAH AUTHORITY OF A PARKING GARAGE FACILITY TO BE SITUATED BETWEEN WEST RIVER STREET AND THE SAVANNAH RIVERWALK, AND TO AUTHORIZE AN AGREEMENT WITH A KESSLER AFFILIATE FOR THE MANAGEMENT OF THE PARKING GARAGE FACILITY, AND TO DECLARE THE SOLE SOURCE FOR THE CONSTRUCTION OF THE PARKING GARAGE FACILITY

WHEREAS, the Mayor and Aldermen of the City of Savannah (the “City”) have heard and considered the petition of Richard C. Kessler (“Kessler”), the developer of a proposed hotel development of the historic Plant Riverside (the “Hotel Development”) to be situated on property in the City between West River Street and the Savannah Riverwalk extension, for a development agreement between Kessler, Downtown Savannah Authority (“DSA”) and the City (the “Development Agreement”) whereby (i) DSA will enter into an intergovernmental agreement with the City (“Intergovernmental Contract”) pursuant to which DSA will issue a series of bonds (the “Parking Garage Bonds”) in the approximate principal amount of Thirty-Three Million and No Dollars (\$33,000,000.00) for the construction by DSA of a parking garage facility (the “Parking Garage”) and (ii) DSA will enter into a management contract with a Kessler affiliate for the operation and maintenance of the Parking Garage (the “Parking Garage Management Agreement”);

WHEREAS, the Parking Garage will provide approximately 483 parking spaces, of which approximately 251 spaces will be leased to a Kessler affiliate in connection with the Hotel Development;

WHEREAS, the Hotel Development will create an estimated 700 new jobs (FTEs), and the Hotel Development will act as the catalyst for other developments on the west end of River Street that will create additional jobs;

WHEREAS, the average annual salary of the positions directly created by the Hotel Development is projected to be in excess of \$32,000, and the minimum annual salary is approximately \$22,000, which is a legal requirement of the jobs credit program that the Hotel Development will access;

WHEREAS, the Parking Garage Management Agreement will provide that the Kessler affiliate that will operate the Parking Garage will pay all operating expenses of the Parking Garage, make all debt service payments on the Parking Garage Bonds, fund a capital reserve and assume all obligations and liabilities with respect to the operation and maintenance of the Parking Garage;

WHEREAS, the Kessler affiliate that will operate the Parking Garage will pay the City a “risk premium” fee annually in the amount of \$100,000.00 during the term of the Parking Garage Management Agreement;

WHEREAS, Kessler will personally guarantee the completion of the construction of the Parking Garage for a fixed price and the payment of the debt service on the Parking Garage Bonds during the first four (4) years of the term thereof;

WHEREAS, the Mayor and Aldermen of the City of Savannah has full power and authority to enter into the Development Agreement, the Intergovernmental Contract and the Parking Garage Management Agreement (collectively, the “Agreements”) and to perform its obligations thereunder;

WHEREAS, the Mayor and Aldermen of the City of Savannah hereby find that a Kessler affiliate, Kessler West Condo Declarant, LLC, is the only one source for the design and construction of the Parking Garage because the Parking Garage is being constructed as a unit in a 2-unit condominium built on land owned by a Kessler affiliate and the other condominium unit consists of hotel rooms that will be designed and constructed around the Parking Garage by Kessler West Condo Declarant, LLC, so that it would not be feasible to have any other entities design and construct the Parking Garage;

WHEREAS, the Mayor and Aldermen of the City of Savannah hereby further find that it would be in the best interest of the City of Savannah to facilitate the construction of the Parking Garage and to enter into the Agreements for that purpose;

NOW, THEREFORE, the Mayor and Aldermen in a regular meeting assembled, with a quorum present and a majority of the Aldermen present and voting in the affirmative, make the finding stated above and authorize the City Manager to enter into the Development Agreement and such other agreements, instruments and certificates necessary or appropriate to facilitate the purposes and objectives of the Development Agreement (collectively, the “Definitive Documents”), subject to the following conditions:

1. The approval of the Intergovernmental Contract by the City, which will be presented to the City at a later date;
2. The final terms of the Definitive Documents will be subject to approval of the City Manager; and
3. The Parking Garage will be constructed in accordance with plans and specifications approved by the City Manager.

Resolution adopted and approved this 28th day of April, 2016.

MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

Mayor

Clerk of Council

1.5 Acres LaVida Country Club



SUBJECT PROPERTY

